

**TIGARD CITY CENTER  
DEVELOPMENT AGENCY  
MEETING**

**FEBRUARY 21, 2006**

**8:30 PM\***

**TIGARD CITY HALL  
13125 SW HALL BLVD  
TIGARD, OR 97223**



**A G E N D A  
CITY CENTER DEVELOPMENT AGENCY  
- AN URBAN RENEWAL AGENCY-  
MEETING  
FEBRUARY 21, 2006**

*\*Note: The Tigard City Council will recess its workshop meeting to convene as the City Center Development Agency (CCDA) at approximately 8:30 p.m. After the City Center Development Agency adjourns, the City Council will reconvene to continue discussion of the remaining items on the City Council workshop agenda.*

8:30 PM

1. CITY CENTER DEVELOPMENT AGENCY (CCDA) MEETING
  - 1.1 Call to Order - City Center Development Agency
  - 1.2 Roll Call
  
2. UPDATE ON DOWNTOWN STREETSCAPE DESIGN PLAN PROCESS AND REVIEW DESIGN THEME COMPONENTS AND PRELIMINARY DESIGN ALTERNATIVES
  - a. Staff Report: Community Development Staff
  - b. CCDA Discussion

9:00 PM

3. ADJOURNMENT

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AGENDA ITEM # \_\_\_\_\_  
FOR AGENDA OF February 21, 2005

CITY OF TIGARD, OREGON  
CITY CENTER DEVELOPMENT AGENCY  
AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Update on the Downtown Streetscape Design Plan process and review design theme components, and preliminary design alternatives

PREPARED BY: Denver Igarta DEPT HEAD OK TC AGENCY MGR OK cl

ISSUE BEFORE THE CCDA

Review the status of the Tigard Downtown Streetscape Design Plan and give input on the overall design theme components and preliminary design alternatives for specific downtown streets.

STAFF RECOMMENDATION

Review and provide direction on the streetscape design themes and initial design alternatives for the Downtown Streetscape Design Plan.

INFORMATION SUMMARY

In September 2005, the City Council accepted by Resolution (#05-62) the Tigard Downtown Improvement Plan (TDIP), a long-term strategy for a community-supported, financially sound downtown improvement effort to create a vibrant and active urban village at the heart of the City. The implementation program of the TDIP is focused on a strategic action plan for realizing eight "catalyst projects" identified for their potential to substantively alter the development environment of Downtown Tigard. The first of the eight catalyst projects identified in the TDIP is to develop a Streetscape Enhancement Program for the downtown area.

On November 8, the Local Contract Review Board approved awarding a contract to Otak, Inc. for design services for the Tigard Downtown Streetscape Project (Phase 1) aimed at developing a Downtown Streetscape Design Plan. An overall design theme, street functional improvements and green street design strategies will be preliminarily developed as part of the Plan for designing downtown streets in the future. The Plan will also establish design concepts for Main Street, Burnham Street and Commercial Street (west of Main Street) and their associated gateways, rail crossings and public spaces.

As part of the public involvement process, a citizen Streetscape Working Group (SWG), comprised primarily of former members of the Downtown Task Force, was formed to provide guidance and design input throughout the formation of the Streetscape Design Plan. Meetings were held with the SWG on December 15 (2005), January 19 and February 9 (2006). In addition to the SWG, public outreach activities for this project will include stakeholder interviews, technical advisory input and open house events.

On February 21, the consultant team and staff will present to Council a brief overview of the project, a status report, and the findings and recommendations for the overall design theme, a typology for downtown streets, preliminary design alternatives and recommendations of the Streetscape Working Group.

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## OTHER ALTERNATIVES CONSIDERED

None

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## COUNCIL GOALS AND TIGARD BEYOND TOMORROW VISION STATEMENT

Community Character and Quality of Life – Central Business District, Goal No. 1: Provide opportunities to work proactively with the Tigard Central Business District Association, business and property owners, and citizens of Tigard to set the course for the future of the Central Business District.

2006 Tigard City Council Goals: Implement Downtown Plan

- Implement catalyst projects including improvements to Burnham Street and identify and purchase land for a Downtown public gathering place
- Work to assure passage of the Urban Renewal Plan Ballot measure
- Identify and make changes to the Tigard Development Code needed to implement the Downtown Plan (e.g., zoning overlays, design standards)

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## ATTACHMENT LIST

- Attachment 1: February 7, 2006 memorandum from OTAK  
Attachment 2: Tigard Downtown Streetscape Plan, From Vision to Construction  
Attachment 3: Downtown Street Types  
Attachment 4: Matrix of Street Typologies

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## FISCAL NOTES

The contract for Phase 1 - Tigard Downtown Comprehensive Streetscape was awarded to OTAK, Inc in the amount of \$175,000 (with a contingency amount of \$17,500) from the FY 2005-06 Gas Tax Fund.

# Memorandum



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Fax (503) 635-5395

To: Barbara Shields, Long-Range Planning Manager  
From: Tom Litster  
Copies: Denver Igarta, City of Tigard  
Date: February 7, 2006  
Subject: Tigard Downtown Streetscape Design Plan  
Project 13381  
No.:

## Tigard Downtown Streetscape Design Plan Project Update

### Introduction

This memorandum summarizes the progress of the Tigard Downtown Streetscape Plan as of February 21, 2006. The anticipated completion of the project is June of 2006. Completion of the project will provide a conceptual design plan for streetscape improvements, gateways and new public spaces within the downtown area. The plan will guide final design and construction over the coming years. The vision began with the Tigard Downtown Improvements Plan (TDIP). The Downtown Streetscape Plan is an important step between vision and implementation through construction.

### Plan Components

- Design Themes and Principles ..... Substantially Complete
- Transportation Functional Analysis..... Substantially Complete
- Concept Designs
  - Main, Burnham and Commercial Streets ..... Draft Concepts Complete
  - Intersection Gateways for Downtown ..... Design Programming Complete  
(Draft Concepts in March)
  - Small Public Spaces ..... Design Programming Complete  
(Draft Concepts in April)
  - Railroad Crossings ..... Complete in April
- Green Street Design Guidelines..... Complete in March
- Phasing Alternatives and Costs ..... Complete in March - April
- Main, Burnham and Commercial Streets
- Evaluation of the Commuter Rail Station..... Complete in May
- Consistency with Downtown Themes
- Final Report..... Complete in June

### Work Progress

### **Design Themes and Principles**

Working with the Streetscape Working Group (SWG), a street typology matrix has been developed. The matrix is essentially a set of design principles to guide development of street design concepts, particularly for Main and Burnham Streets.

*Icon Street* — Main Street with retail uses and pedestrian activity increasing over time.

*Great Street* — Burnham Street with changing land uses creating a more pedestrian-oriented focus north of Ash Street.

*Home Street* — Future streets characterized by medium to high density residential and limited mixed use development.

Thematic comments from the SWG on specific elements of the streetscape have been summarized. Further refinement of design themes with the SWG is on-going. Anticipated focus of continuing theme discussions include:

- Historic and Urban Village Elements
- Green Heart and Green Connections

### **Public Art**

The role of public art in downtown was given special attention by the SWG. The consensus was that art has an important place in downtown. Art should be consistent with overall downtown themes and have many layers, including interpretation of the natural resources that distinguish downtown Tigard.

Key locations for art were identified as:

- Gateways
- Fanno Creek
- Streetscape

### **Conceptual Design Programming and Design Alternatives**

Concept designs are on-the-ground expressions of design themes for downtown. Developing those designs will be an iterative process involving:

- Design Themes and Principles
- Transportation Functional Analysis
- Design Programming (e.g. how the space will be used and the key characteristics)
- Design Development

- Green Street Design Guidelines

***Transportation Functional Analysis***

Functional analysis for the downtown street system is substantially complete. With the TDIP as a starting point, the focus of further analysis has been:

- Estimation of future traffic volumes to the year 2025 based on the TDIP. Overall traffic volumes in downtown will increase by an average of 80% by 2025 based on land use changes anticipated in the TDIP.
- Street connectivity within the downtown area.
- Probability of obtaining future railroad crossings.
- Functional and safety requirements of a good pedestrian environment.

Functional analysis informed the development of designs for Main and Burnham Streets in the following ways:

- Identifying the number and width of vehicle lanes required to maintain function in the future.
- Determining minimum sidewalks widths for moderate to high levels of pedestrian activity, street furnishings and outdoor seating opportunities.
- Evaluating options and routes for bike travel to and within downtown.
- Evaluating strategies and locations to increase on-street parking.

***Concept Design***

Streetscape, gateway and public spaces are thematically and spatially linked. Design concepts for one may influence the design of the other.

Design programming (e.g. fundamental uses and characteristics) and draft design concepts for Main and Burnham Streets have been developed and reviewed with the SWG. Preliminary design program options for gateways and public spaces have also been developed and are being reviewed with the SWG. More specific concepts will be developed for gateways and public spaces. Additional design concepts to be developed include:

- Commercial Street
- Railroad Crossings

***Green Street Design Guidelines***

Green Street guidelines are in early stages of development. Green Streets are an opportunity to reinforce the vision of a “green heart” for downtown Tigard. What can distinguish Green Streets from other streets is the opportunity to consider the entire right-of-way for operational and design treatments emphasizing the pedestrian environment and sustainability.

The draft statement of the purpose for downtown Green Streets includes:

- Enhance the pedestrian environment.
- Improve opportunities for bicycle travel to downtown and Fanno Creek.
- Emphasize the relationship between natural systems and the urban environment.
- Emphasize sustainability through innovative stormwater management strategies.
- Maximize opportunities for trees and other landscaping within the street right-of-way.
- Slow vehicle speeds (traffic calming) with active and well-furnished sidewalks, landscaped medians where possible and on-street parking where appropriate.
- Support the growth of future land uses by creating an attractive “front door”.
- Identify opportunities through redevelopment for an integrated demonstration project for green design — street, site and building.

### **Phasing and Construction Costs for Street Improvements**

Phasing alternatives will be developed for Main, Burnham and Commercial Streets. Planning level construction costs will be provided for each phase. The intent is to provide the City with flexibility in matching available funding to implementation through the Capital Improvements Program or future urban renewal financing. Implementation will also need to address any right-of-way acquisition opportunities and costs.

Special emphasis is being given to design concepts for Burnham and Commercial Streets in order to support City staff in moving forward with potential final design and construction for street improvements. Development of phasing plans and construction costs will influence those decisions.

### **Commuter Rail Station Evaluation**

This evaluation has not begun. Anticipated emphasis of the evaluation includes:

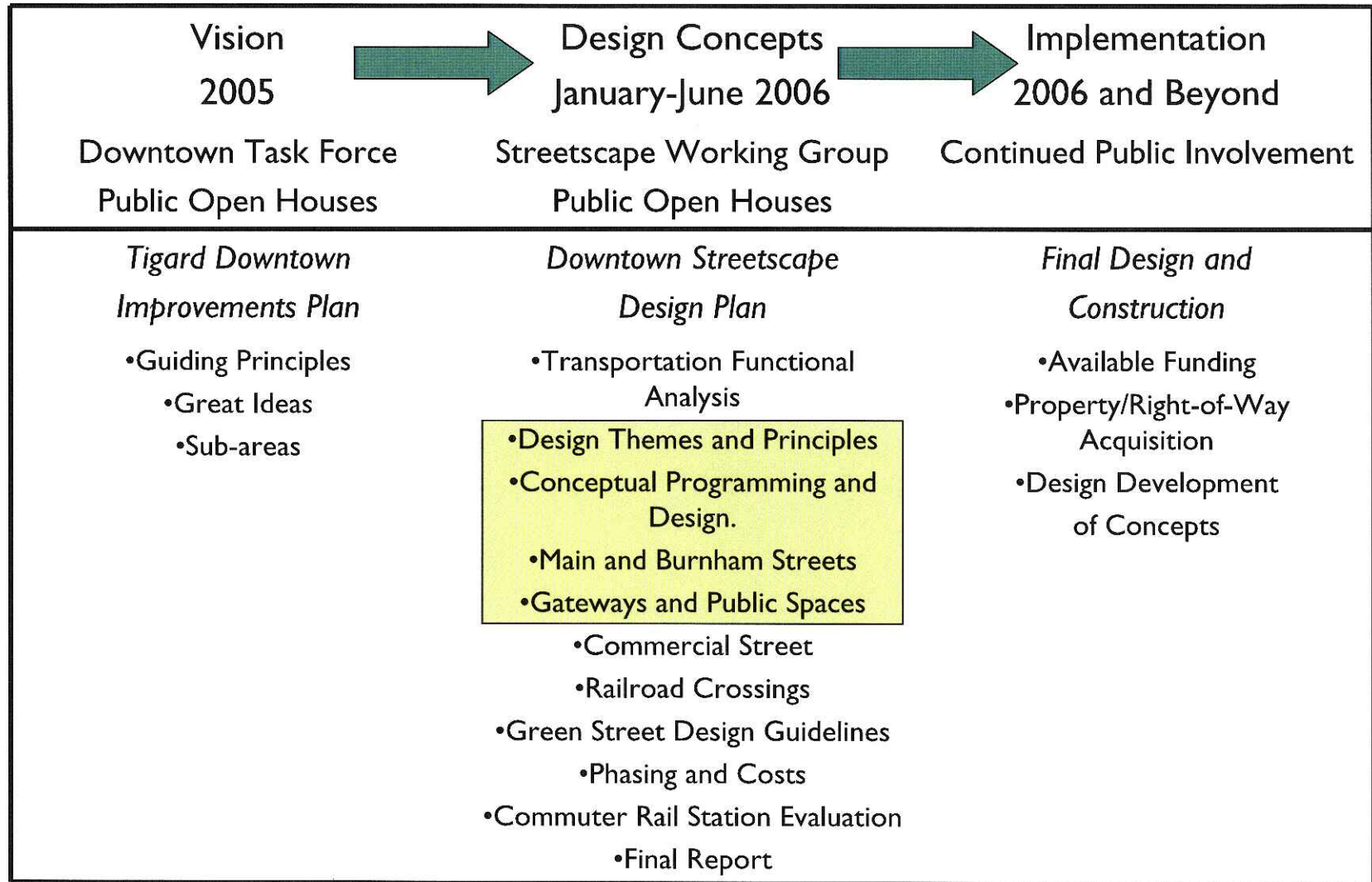
- Physical and visual access to the commuter rail station.
- Consistency of the shelter and platform design with downtown themes and the commuter rail station design objectives developed by the Downtown Task Force as part of the TDIP.
- Complementary designs for the Main Street railroad crossing and Commercial Street gateway.

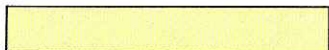
### **Final Report**

The anticipated date for completion of the final design report is June of 2006.

# Tigard Downtown Streetscape Plan

## From Vision to Construction



 = Current Project Focus



# DOWNTOWN STREET TYPES

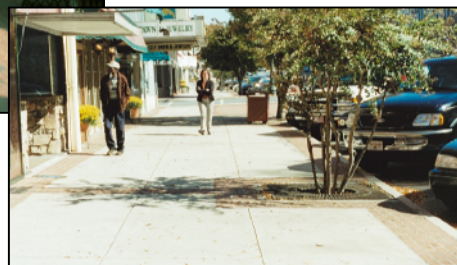
## Icon Street (Main Street)



*Make the Street an Event Space*



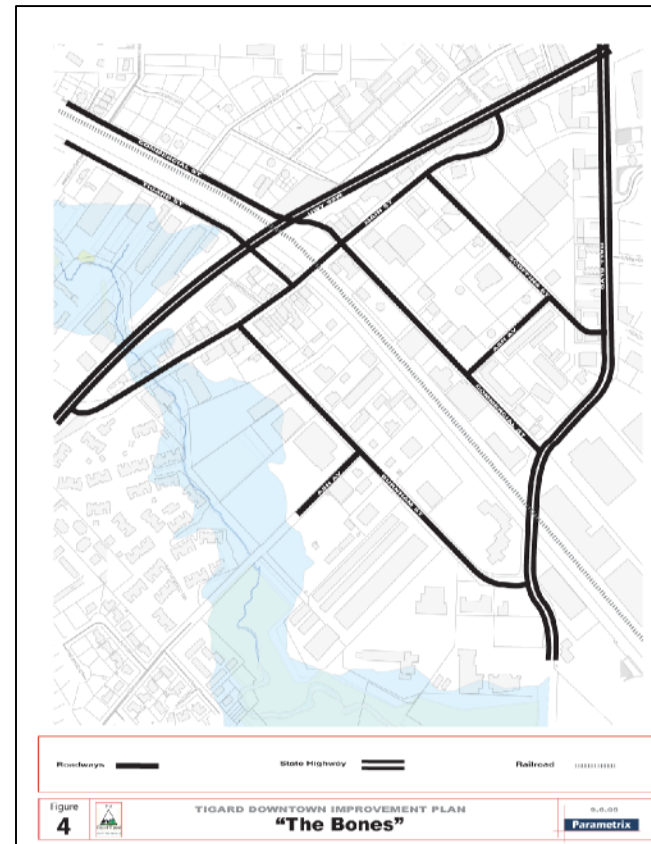
*Maximize Pedestrian Space  
Make it a Promenade*



*Highlight Transit*



*Innovative Street Design*



*Make the Street to Public Space Connection*

## Great Street (Burnham Street)



*Make it a Boulevard, Make it a Green Street*



*The Bike Street*



*Attractive Pedestrian Street*



*Park on the Street  
Look Good Doing It*

Tigard Downtown Streetscape Design Plan  
Streetscape Working Group

In association with  
DKS Associates  
Valerie Otani

January 19, 2006





# MATRIX OF STREET TYPOLOGIES

ICON Street

GREAT Street

HOME Street

## ON-STREET PARKING

Parallel or Angled Parking



## SIDEWALKS

Sidewalk width as an objective



Outdoor seating/conversation



Retail focus/window shopping



Potential promenade



Distinctive paving



Curbless design options



## SIDEWALK FURNISHINGS

High level of furnishings



Complementary to rail station



Historical character



Bike racks



Benches



Drinking fountains



Trash receptacles



Other: bollards, trees grates, decorative drain covers



## LIGHTING

Pedestrian scale



Style consistency



Power outlets in poles



Option for hanging baskets



Extra needs for performing arts center



Accent lighting for art/public spaces



## LANDSCAPING

Large deciduous trees



Small or columnar deciduous trees



Median tree planting



Planters and window boxes



Green street strategies



## PUBLIC ART/COMMUNICATION

Wayfinding system



Information/Exhibits/Advertising



Art elemental and integral



Reflect broad downtown themes



Recommended



Optional



Not Required



Downtown Streetscape Plan

City of

TIGARD

Otak, 2-3-06

